083.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,184,600 /	1,184,600
USE VALUE:	1,184,600 /	1,184,600
ASSESSED:	1,184,600 /	1,184,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUPSC DAVID
Owner 2:	KUPSC CAITLIN
Owner 3:	
Street 1:	74 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDHAM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	77 OAK ST STE B3
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains 5,978 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 3340 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5978.000	761,400	3,700	419,500	1,184,600
Total Card	0.137	761,400	3,700	419,500	1,184,600
Total Parcel	0.137	761,400	3,700	419,500	1,184,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.67 | /Parcel: 354.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 51936

GIS Ref

GIS Ref

Insp Date 07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0002-0010.0

!6762!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	759,700	3700	5,978.	419,500	1,182,900	1,182,900	Year End Roll	12/18/2019
2019	101	FV	626,400	3700	5,978.	413,500	1,043,600	1,043,600	Year End Roll	1/3/2019
2018	101	FV	226,200	3700	5,978.	317,700	547,600	547,600	Year End Roll	12/20/2017
2017	101	FV	226,200	3700	5,978.	299,700	529,600	529,600	Year End Roll	1/3/2017
2016	101	FV	226,200	3700	5,978.	275,700	505,600	505,600	Year End	1/4/2016
2015	101	FV	213,500	3700	5,978.	257,700	474,900	474,900	Year End Roll	12/11/2014
2014	101	FV	213,500	3700	5,978.	237,300	454,500	454,500	Year End Roll	12/16/2013
2013	101	FV	213,500	3700	5,978.	237,300	454,500	454,500		12/13/2012

PRINT

Date	Time
12/10/20	21:29:00

LAST REV

Date	Time
01/16/19	10:20:05

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	1524-91		3/30/2018		1,310,000	No	No		
BANNON WILLIAM	1507-54		4/28/2017	Change>Sale	620,000	No	No		
BANNON WILLIAM	1507-7		4/24/2017	Convenience	100	No	No		
BANNON WILLIAM/	1181-154		12/18/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	51936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2017	1415	Heat App	15,000	C				
7/14/2017	894	Inter Fi	400,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	Meas/Inspect	DGM	D Mann
3/13/2017	Measured	DGM	D Mann
11/18/2008	Meas/Inspect	163	PATRIOT
1/19/2000	Meas/Inspect	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5978		Sq. Ft.	Site		0	70.	1.00	6									419,540						419,500	

Total AC/HA:	0.13724	Total SF/SM:	5978	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 419,540	Spl Credit	Total: 419,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02647901
Const Adj.:	1.33650005
Adj $ / SQ:	178.346
Other Features:	133171
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798101
Depreciation:	36713
Depreciated Total:	761388

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

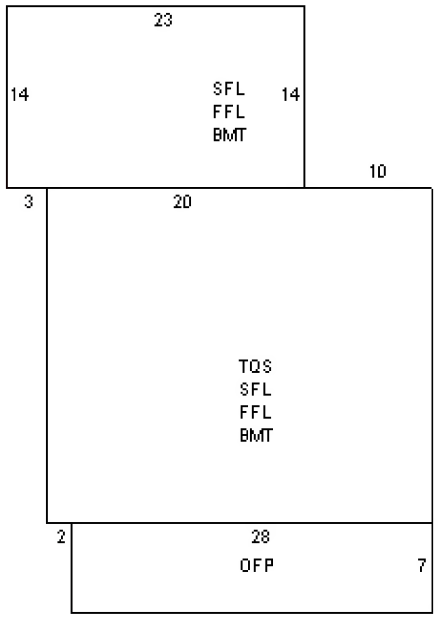
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.18
Special Features:	0	Val/Su Net:	186.30
Final Total:	761400	Val/Su SzAd	273.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,102	80.260	88,442
FFL	First Floor	1,102	178.350	196,537
SFL	Second Floor	1,102	178.350	196,537
TQS	3/4 Story	585	178.350	104,332
OFP	Open Porch	196	33.300	6,527

Net Sketched Area:	4,087		Total:		
Size Ad	2789	Gross Are	7502	FinArea	3340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	F	FR	1915	19.42	T	50	101			3,700			3,700

More: N	Total Yard Items:	3,700	Total Special Featues:		Total: 3,700